



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
Account 660002422 Parcel ID 000000-00-0-10285-001-0028 Cadastral ID 03-21-16-04880 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 342841 MCHUGH, MELISSA & BRENDAN 1514 NE OAKRIDGE DR CLAREMORE OK 74017-0000 Parcel Location Situs 01514 OAK RIDGE DR Subdivision OAK RIDGE ESTATES I Lot/Block 0028 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 3 / 21 / 16 / 5 Neighborhood 1173 - R-V01-SE CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.32412797 -95.58957200																																																																																																																									
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Lot Data	Square-Foot - NBHD 1173 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.0125	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	44,104.00 x 1.79 = 78,870	
Factor Value		
Adjustments	2.9907	
Lot Value	235,877	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	5 - Very Good
Architecture	R3 Res Nbhd 3
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	4,173 / 4,653
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	4,173
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 3.5 /
Basement Area	
Garage Type	822 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1997 / 22

\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-3-28\IMG_002 3/28/2023

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	728,322	156.53	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	206,510		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	105.85	Total Misc Impr	+	28,046			
Roofing Adj	+ 5.53	Garage Cost	+	42,259			
Subfloor Adj	+ -3.76	Total RCN	=	689,294			
Heat/Cool Adj	+ 18.45	Depreciation (26%)	-	179,216			
Plumbing Adj	+ 6.96	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	510,078			
Adj Base Cost	= 133.03	Lot Value	+	235,877			
Total Area	x 4,653	Indicated Value	=	745,955			
Adjusted Cost	= 618,989	Value Per SqFt		160.32			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	510,078		
Lot Value	235,877		
Indicated Value	745,955	160.32	Per SqFt
Agland Value			
Site Improvements	39,250		
Total Value	785,205	168.75	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	8,198.48		8,198
PATO	SLAB PORCH - OPEN	6538	22x12		264	13.26		3,501
PATO	SLAB PORCH - OPEN	6539	20x18		360	12.18		4,385
PRCH	SLAB PORCH - COVERED	6540	208		208	36.25		7,540
PRCH	SLAB PORCH - COVERED	6541	12x10		120	36.85		4,422



Rogers

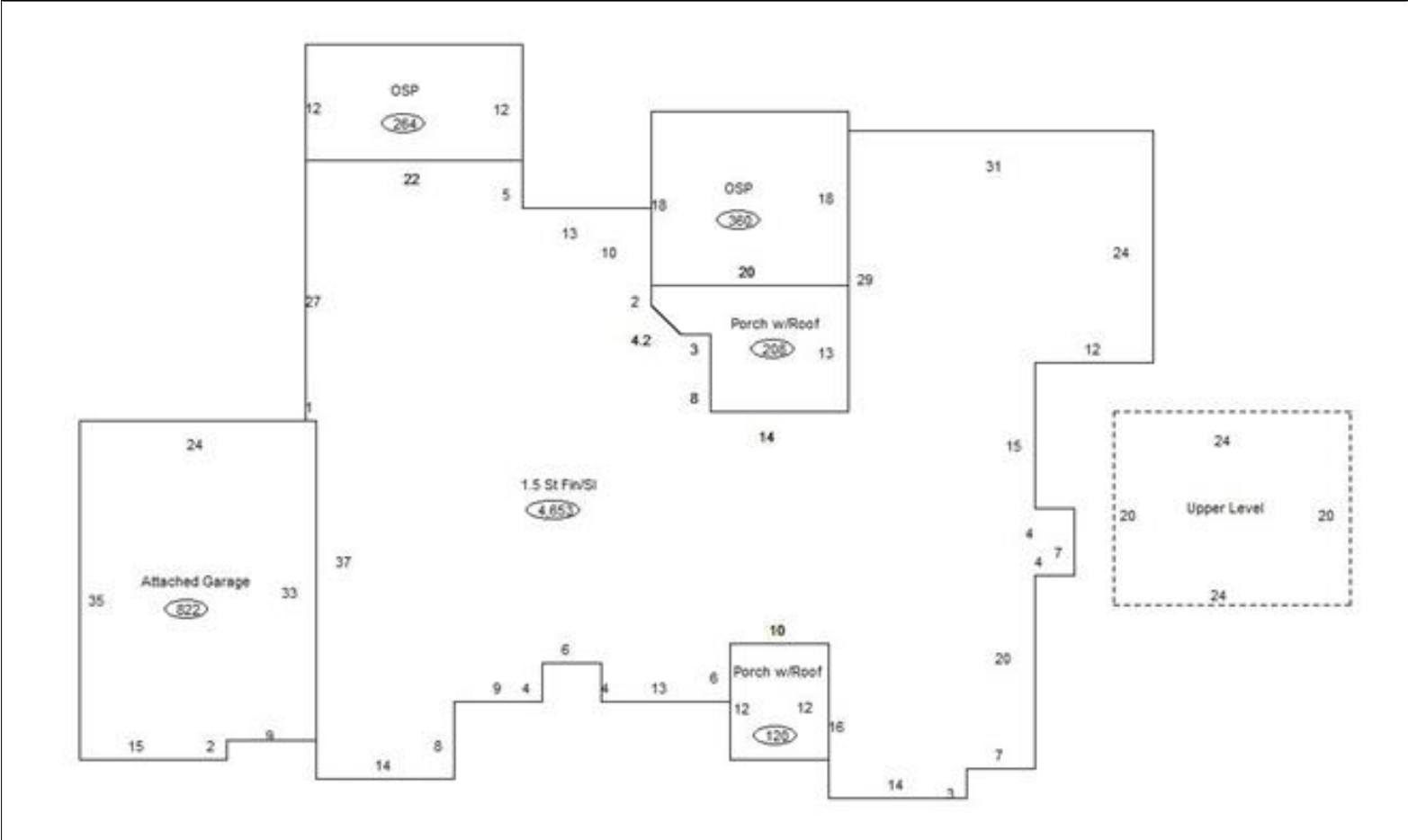
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Sketch Image

660002422



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	4,173	1.115	4,653
2	G	1		13	Attached Garage	822	1.000	822
3	M	PATO		13	Open Slab	264	1.000	264
4	M	PATO		13	Open Slab	360	1.000	360
5	M	PRCH		13	SLBC	208	1.000	208
6	M	PRCH		13	SLBC	120	1.000	120
7	U	^UL	Overhang	13	Upper Level	480	1.000	480
Total Building Area						4,173		4,653



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SG	SWIM-GUNITE	0x0x0			1
	Qual	3	Cond 3	Year	2007	Eff Age
	Valuation Summary Base Cost (30,000.00 x 1) 30,000		Modifier Total	RCN 30,000	Depr (15% Phys/ % Func) 4,500	RCNLD 25,500
	GG	GAZEBO GOOD	0x0x0			1
	Qual	4	Cond	Year		Eff Age
	Valuation Summary Base Cost (13,750.00 x 1) 13,750		Modifier Total	RCN 13,750	Depr (0% Phys/ % Func)	RCNLD 13,750